

KRT/jz
28/7/83
07/11/89

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S of Town Center Drive, * ZONING COMMISSIONER
657.53 feet east of Corporate * OF BALTIMORE COUNTY
Drive, Lot No. 11, Town Center *
Drive * Case No. 89-542-A
14th Election District *
6th Councilmanic District *
Nottingham Village, Inc. *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioner, Nottingham Village, Inc., has requested variances of Sections 413.6f and 413.5d to permit the construction of a free-standing park identification sign with a gross surface area of 600 square feet and a height of 50 feet as described with particularity in the Petitioner's Exhibit No. 1.

The Petitioner, through its attorney, Keith R. Truffer, appeared and testified. Also appearing on behalf of the Petitioner were: Mr. Richard R. Jones, Senior Vice President with Nottingham Village, Inc.; Mr. Phillip Engelke of RKL Associates, Inc., architect, and Mr. Ralph Patterson of the Baltimore County Office of Economic Development. Also present were Ms. Lauren Brown of Nottingham Properties, Inc. and Mr. James Matis of George W. Stephens, the project engineer. No persons appeared in opposition to the Petition.

Testimony indicated that the subject property, known as Lot No. 11, Town Center Drive, is zoned ML and is currently unimproved. The property is part of a contiguous series of

ROYSTON, MUELLER,
MCLAN & REID
SUITE 600
100 W. PENN. AVE.
TOWSON, MARYLAND
21204-4578
823-1800

ORDER RECEIVED FOR FILING
Date 8/11/89
By Keith R. Truffer

integrated commercial lots, some of which have been improved by commercial buildings, all comprising the White Marsh Business Community; construction is planned for other commercial buildings, including offices, a hotel and a health center. The White Marsh Business Community enjoys in excess of 9,000 feet of road frontage on the west side of Interstate 95.

The proposed free-standing sign is of metal construction, 50 feet in height, and includes a concrete foundation. Testimony described the sign as having two articulated faces, each 6 feet in width. The sign will be white in color with green lettering indicating the name "White Marsh" and the White Marsh logo. The proposed sign will be illuminated externally, except for the green lettering and logo, which would use interior illumination. Testimony indicated that the effect of the articulated faces of the sign and the exterior illumination would be to minimize, if not eliminate, any glare to the surrounding area. A drawing of the proposed sign was introduced as Exhibit 2.

The Petitioner, Nottingham Village, Inc., retains either direct ownership or architectural control through restrictive covenants over all of the commercial properties in the White Marsh Business Community, with the exception of the U. S. Post Office. This control has been utilized to produce a harmonious scheme of development throughout the White Marsh Business Community. A copy of the deed restrictions was introduced as Exhibit 3.

Testimony described White Marsh as Baltimore County's "front door" to business travelers from the north and south on

ROYSTON, MUELLER,
MCLAN & REID
SUITE 600
100 W. PENN. AVE.
TOWSON, MARYLAND
21204-4578
823-1800

ORDER RECEIVED FOR FILING
Date 8/11/89
By Keith R. Truffer

Interstate 95. This testimony suggested the importance of an appropriate sign to create an impression of business quality, to identify the site designated by County policymakers as a town center and a growth area, and to attract new business to the area.

Testimony from Mr. Ralph Patterson of the Baltimore County Office of Economic Development made clear that the continued growth of White Marsh is important to the economic and social well-being of the County. It is found as a fact that the sign identifying this community to business travelers on I-95 would further the general welfare of the Baltimore County community.

Testimony was received from the architect, Mr. Phillip Engelke, concerning the visibility of a sign identifying White Marsh to travelers on I-95. Exhibits 4, 5, 6, 7 and 8 were introduced to show views of the proposed sign location to travelers north and south on I-95 and the height of the proposed sign relative to the existing tree line and terrain. It is found as a fact that, due to the existing terrain, tree line and required setbacks from I-95 in the area where the sign will be located, a height of 50 feet will be the minimum necessary to effectively make the sign visible from I-95. A sign of the permitted 25 feet would serve no useful purpose.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

ROYSTON, MUELLER,
MCLAN & REID
SUITE 600
100 W. PENN. AVE.
TOWSON, MARYLAND
21204-4578
823-1800

ORDER RECEIVED FOR FILING
Date 8/11/89
By Keith R. Truffer

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial justice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August, 1989 that the Petition for Zoning Variance to permit the construction of a free-standing park identification sign having a surface area of 300 square foot per face (600 square foot total) in lieu of the permitted 150 square foot per face/300 square foot total with a height of 50 feet in lieu of the maximum permitted 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

ROYSTON, MUELLER,
MCLAN & REID
SUITE 600
100 W. PENN. AVE.
TOWSON, MARYLAND
21204-4578
823-1800

ORDER RECEIVED FOR FILING
Date 8/11/89
By Keith R. Truffer

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned (my owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.6f of the Zoning Regulations to permit one free-standing park identification sign having a surface area of 600 s.f. per face (600 s.f. total) in lieu of the permitted one free-standing park identification sign having a surface area of 150 s.f. per face/300 s.f. total.

Variance is requested to Section 413.5d to permit a sign height of 50 feet in lieu of the maximum permitted 25 feet. The Petitioner will suffer practical difficulty or unnecessary hardship in identifying the White Marsh Business Community.

Map	46
E. D.	46
DATE	8/11/89
200	46
1000	46
DP	46

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
Keith R. Truffer	100 W. Pennsylvania Avenue
(Type or Print Name)	Address
Signature	Towson, Maryland 21204
02 W. Pennsylvania Avenue	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204	Name
City and State	Address
Attorney's Telephone No. (301) 823-1800	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of August, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County; that property be posted; and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6426 TOWSON, MARYLAND 21204

Description to Accompany Zoning
Petition for Variance in an
Existing ML Zone

April 7, 1989

Beginning for the same at a point measured North 87 degrees 45 minutes 18 seconds East 657.53 feet from the centerline intersection of Corporate Drive (formerly Sandpiper Circle) and Town Center Drive, said place of beginning being on the southerly side of Town Center Drive at a point designated 402 shown on a Plat entitled "Resubdivision Plat of White Marsh Business Community, Section D, recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 55 Folio 131, running thence leaving said place of beginning, binding on the outline of Lot 11 shown on said Plat, the four following courses, viz:

- 1) binding on the southerly side of Town Center Drive 60 feet wide, northeasterly by a curve to the left having a radius 2430.00 feet for a distance of 450.27 feet, said curve being subtended by a chord bearing North 72 degrees 38 minutes 44 seconds East 449.62 feet, thence leaving said Town Center Drive,
- 2) South 32 degrees 57 minutes 18 seconds East 343.10 feet, to intersect the northwesterly side of the John F. Kennedy Memorial Highway (I-95),
- 3) binding on the northwesterly side of the John F. Kennedy Memorial Highway (I-95), South 57 degrees 02 minutes 42 seconds West 433.06 feet, thence leaving said (I-95), and
- 4) North 32 degrees 57 minutes 18 seconds West 470.02 feet to the place of beginning.

Containing 4.00 Acres more or less.

This Description is intended for Zoning Purposes Only and not intended for the conveyance of Land.

George W. Stephens, Jr.
4/11/89

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6426 TOWSON, MARYLAND 21204

Description to Accompany Zoning
Petition for Variance in an
Existing ML Zone

April 7, 1989

Beginning for the same at a point measured South 72 degrees 08 minutes 20 seconds East 910.58 feet from the centerline intersection of Corporate Drive (formerly Sandpiper Circle) and Town Center Drive, running thence leaving said place of beginning, the four following courses, viz:

- 1) North 57 degrees 02 minutes 42 seconds East 30.00 feet,
- 2) South 32 degrees 57 minutes 18 seconds East 50.00 feet,
- 3) South 57 degrees 02 minutes 42 seconds West 30.00 feet and
- 4) North 32 degrees 57 minutes 18 seconds West 50.00 feet to the place of beginning.

Containing 0.034 Acres more or less.

This Description is intended for Zoning Purposes Only and not intended for the conveyance of Land.

George W. Stephens, Jr.
4/10/89

ORDER RECEIVED FOR FILING
Date 8/11/89
By Keith R. Truffer

ROYSTON, MUELLER,
MCLAN & REID
SUITE 600
100 W. PENN. AVE.
TOWSON, MARYLAND
21204-4578
823-1800

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 2, 1989



Keith R. Truffer, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Townson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SE/8 Town Center Drive, 657.53' E of Corporate Drive
(Lot #11, Town Center Drive)
14th Election District - 6th Councilmanic District
Nottingham Village, Inc. - Petitioners
Case No. 89-542-A

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

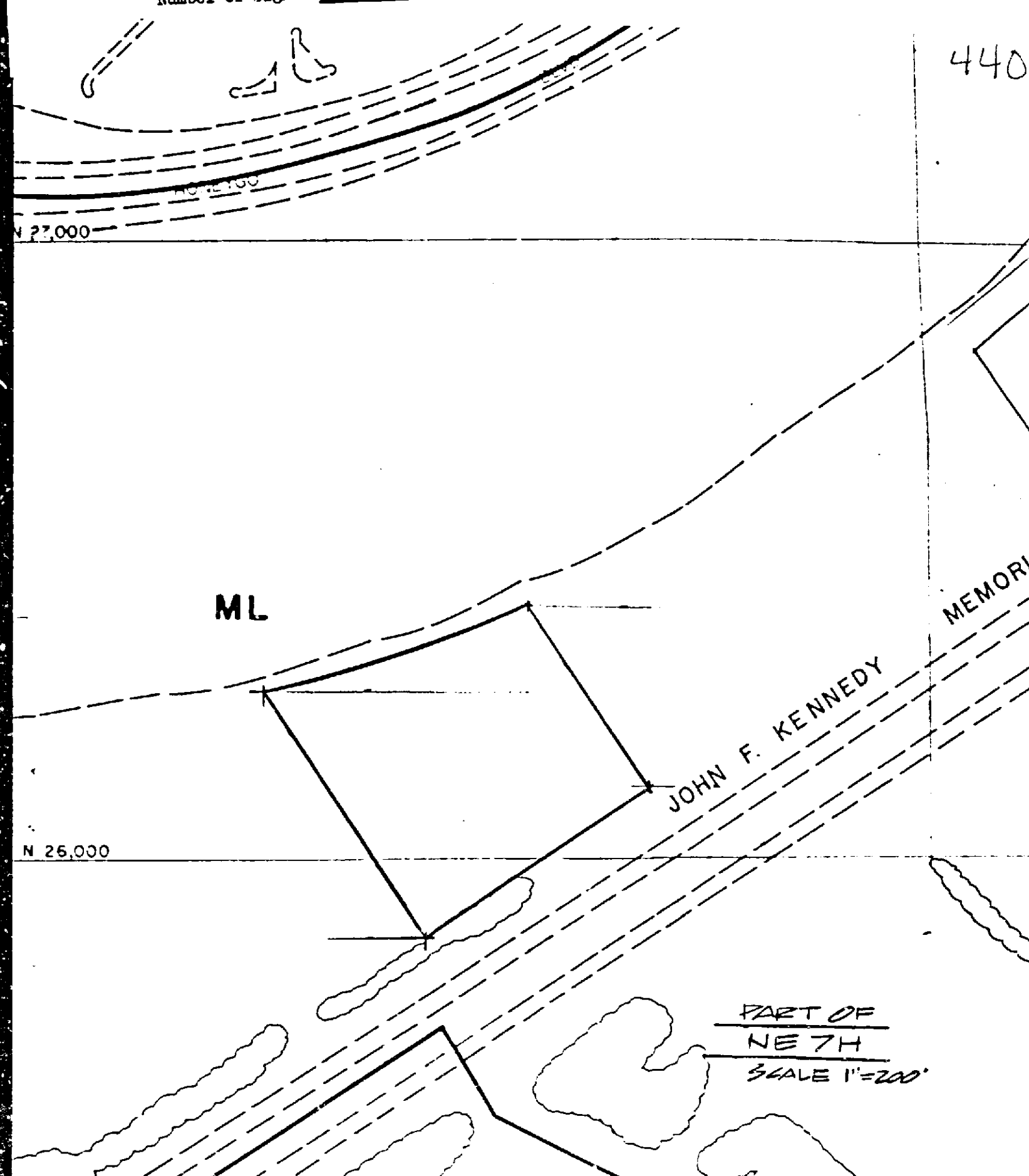
JRH:bjs

cc: People's Counsel

File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 14th Date of Posting: 6/19/89
Posted for: Nottingham Village, Inc.
Petitioner: Nottingham Village, Inc.
Location of property: SE/8 Town Center Drive, 657.53' E of Corporate Drive
Lot #11, Town Center Drive
Location of Signs: Along Corporate Drive, across 60' E of Corporate Drive
Remarks: As per 14th E.D. 14th
Posted by: J. Robert Haines Date of return: 6/22/89
Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 9, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 8, 1989.

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 8, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 8, 1989.

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Nottingham Village, Inc.
100 W. Pennsylvania Avenue
Townson, Maryland 21204

ATTN: RICHARD R. JONES

Re: Petition for Zoning Variance
CASE NUMBER: 89-542-A

HEARING SCHEDULED: FRIDAY, JULY 7, 1989 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 101.07 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing, to not remove the sign and post (s) from the time it is posted by this office until the day of the hearing.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST (S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE IN EFFECT.

Please take your check payable to Baltimore County, Maryland and bring it along with the sign and post (s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE	ACCOUNT	No.
6/19/89	89-542-A	
RECEIVED FROM	AMOUNT \$	
	101.07	
FOR		
	Advertising 89-542-A	
	Signs 101.07	

VALIDATION OR SIGNATURE OF CASHIER

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-542-A
SE/8 Town Center Drive, 657.53' E of Corporate Drive
Lot #11 Town Center Drive
14th Election District - 6th Councilmanic District
Petitioner(s): Nottingham Village, Inc.
HEARING SCHEDULED: FRIDAY, JULY 7, 1989 at 11:00 a.m.

Variations To Permit one free standing park identification sign having a surface area of 300 square feet per face (600 square feet total) in lieu of the permitted one free standing park identification sign having a surface area of 150 square feet per face/300 square feet total; and to permit a sign height of 50 feet in lieu of the maximum permitted 25 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Nottingham Village, Inc.
Keith R. Truffer, Esq.
File

00264
MRS. J. H. H. H.
12/15/84
00836 0633

**WHITE MARSH BUSINESS COMMUNITY
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION, made this 12 day of December, 1984, by NOTTINGHAM VILLAGE, INC., a Maryland corporation, hereinafter referred to as "Developer":

EXPLANATORY STATEMENT

- Developer is the owner of all that real property (hereinafter defined as the "Property") located west of the JFK Memorial Highway (Interstate Route 95) and south of White Marsh Boulevard in Baltimore County, Maryland, and more particularly described in Exhibit A attached hereto.
- Developer intends to develop such real property (and such other surrounding real property as may hereafter be made subject to this Declaration) as a part of planned industrial and commercial business community to be known as the White Marsh Business Community.
- By this Declaration, Developer intends to impose upon the real property described in Exhibit A, and such other real property as may hereafter be made subject hereto from time to time, the covenants, conditions, restrictions and other encumbrances hereafter set forth for the purpose of establishing a general plan for the development of a planned industrial and commercial business community for the mutual benefit of all real property as may from time to time be made subject to this Declaration, the improvements thereon and the future owners and occupants thereof. This Declaration is intended to complement governmental regulations, and where conflicts occur, the most rigid requirements shall prevail.

**ARTICLE I
DEFINITIONS**

- Definitions. Unless the context otherwise specifies or requires, the terms defined in this Article I shall, for all purposes of this Declaration, have the meaning herein specified:

1.1 Building. "Building(s)" shall mean a Structure of

**PETITIONER'S
EXHIBIT 2**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 20, 1989

Keith R. Truffer, Esquire
107 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 440, Case No. 89-542-A
Petitioner: Nottingham Village, Inc. et al
Petition for Zoning Variance

Dear Mr. Truffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jjw
Enclosures

cc: Mr. Richard R. Jones
Nottingham Village, Inc.
104 W. Pennsylvania Avenue
Towson, MD 21204

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 25
Towson, Maryland 21204
(301) 887-3554

April 25, 1989



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 424, 425, 426, 427, 428, 429, 430, 431, 432, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, and 448.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Assoc. II

MSF/1ab

89-542-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
25th day of April, 1989

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Nottingham Village, et al
Petitioner's Attorney: Keith R. Truffer

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204 2536
(301) 887-4300
Paul H. Reincke
Chief



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: Nottingham Village, Inc.

Location: SE/S of Town Center Drive, 657.53' E of Corporate Dr.

Item No.: 440 Zoning Agenda: April 25, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly* 4-25-89
Planning Group
Special Inspection Division

Noted and Approved: *Robert W. Bowling*
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 17, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 25, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have the zoning items for Items 424, 425, 427, 428, 429, 430, 431, 432, 435, 437, 439, 440, 441, 442, 443, 444, 445, 447, and 448. Comments are attached for Items 426, 434, 436, 438 and 446.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s
Encls.

MAY 1 6 1989

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: July 7, 1989
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-542-A
Item No. 440

Re: Nottingham Village, Inc.

This office generally opposes signs of such size, especially when adjacent to expressways. However, the sign proposed here is more informational than advertisement in nature.

This office favors the design of the sign, and if granted by the Zoning Commissioner, the Variances should be granted only for the design indicated on the site plan. In addition, this office recommends that the sign not be internally illuminated and that no other mark identification signs be permitted.

A:7789.txt Pg. 5

89-542A

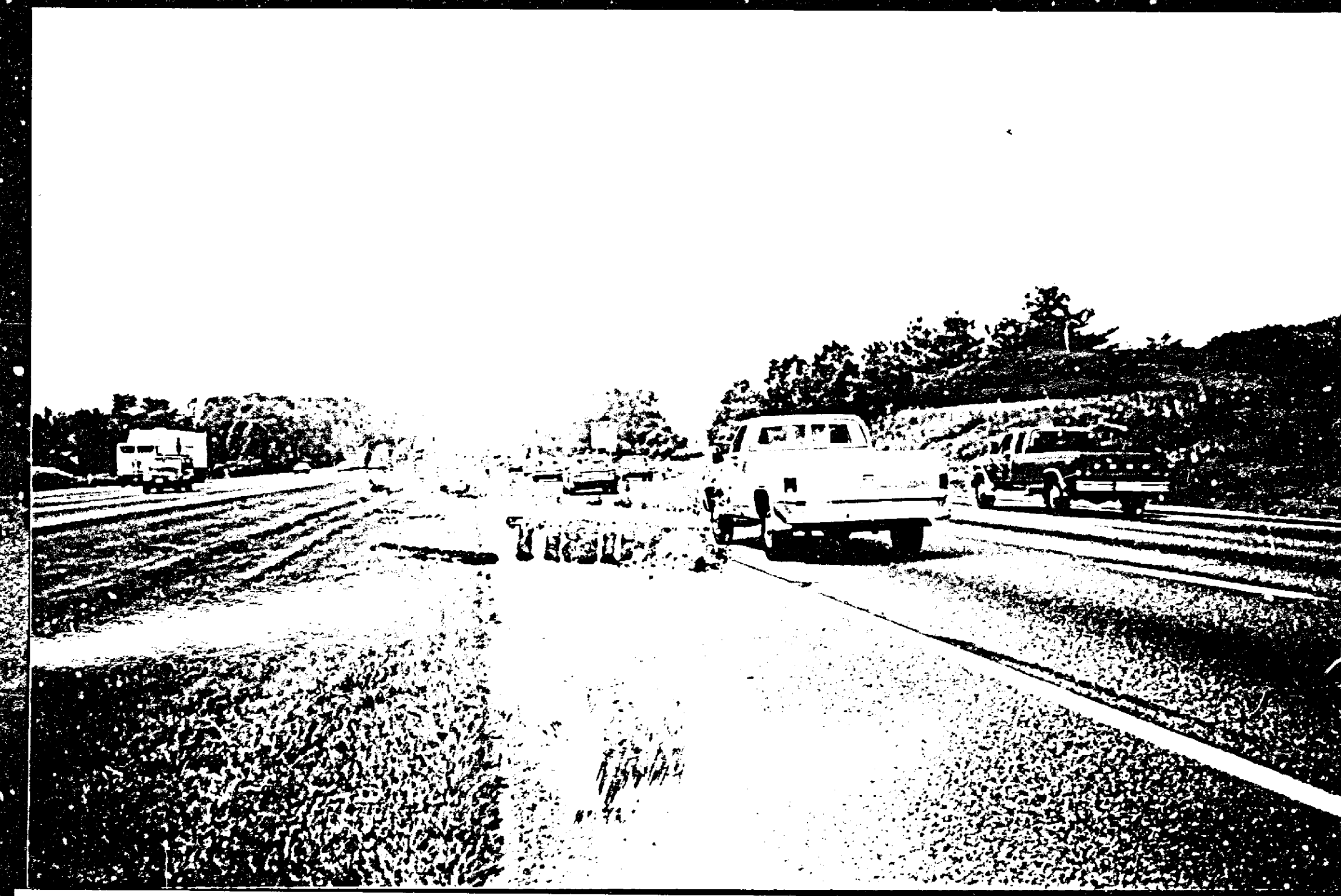
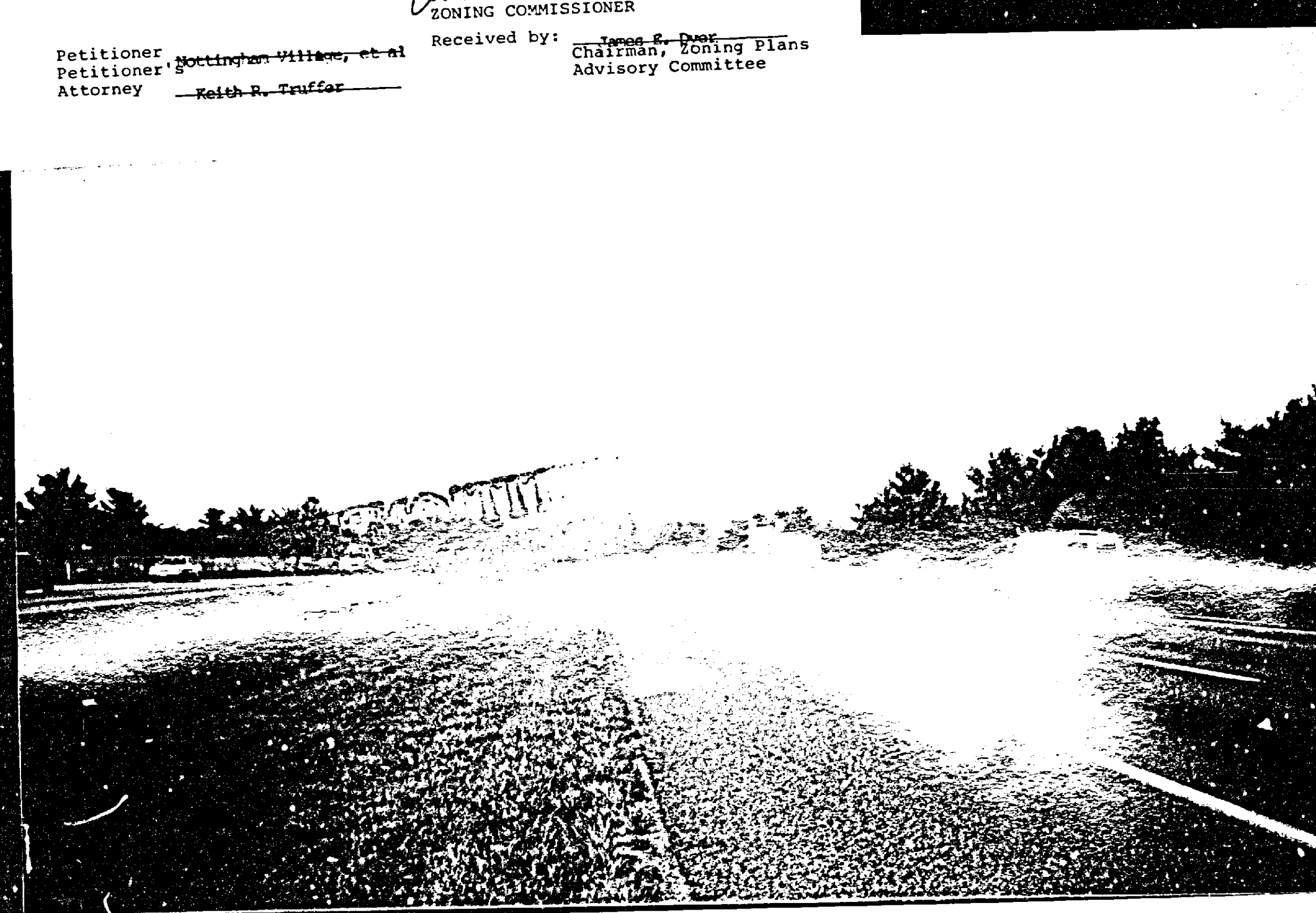
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

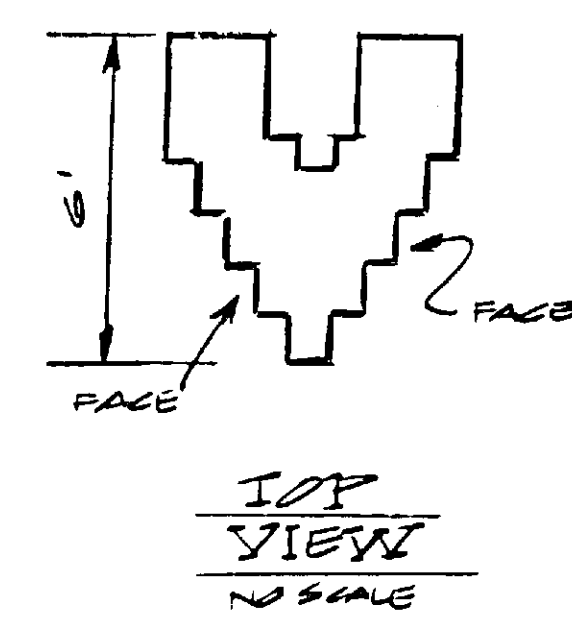
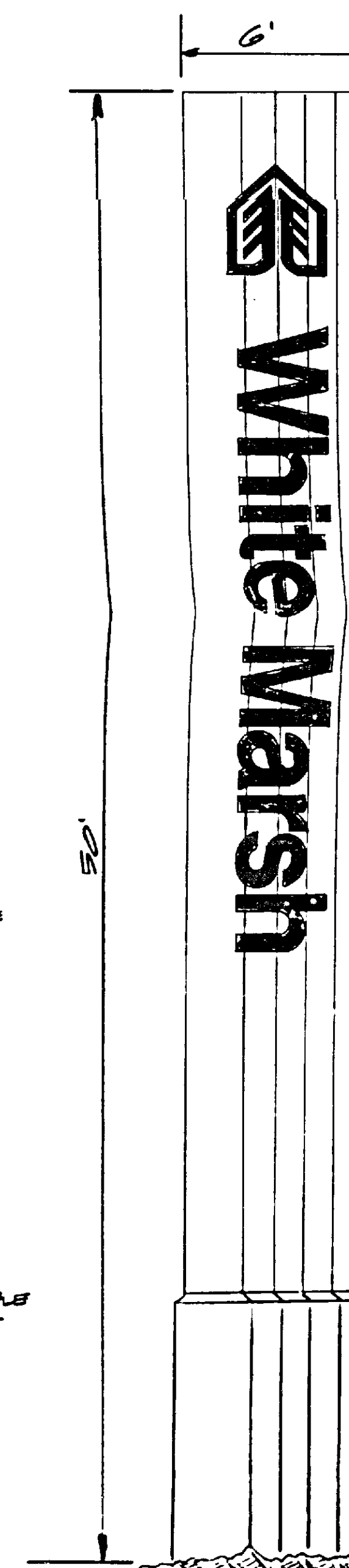
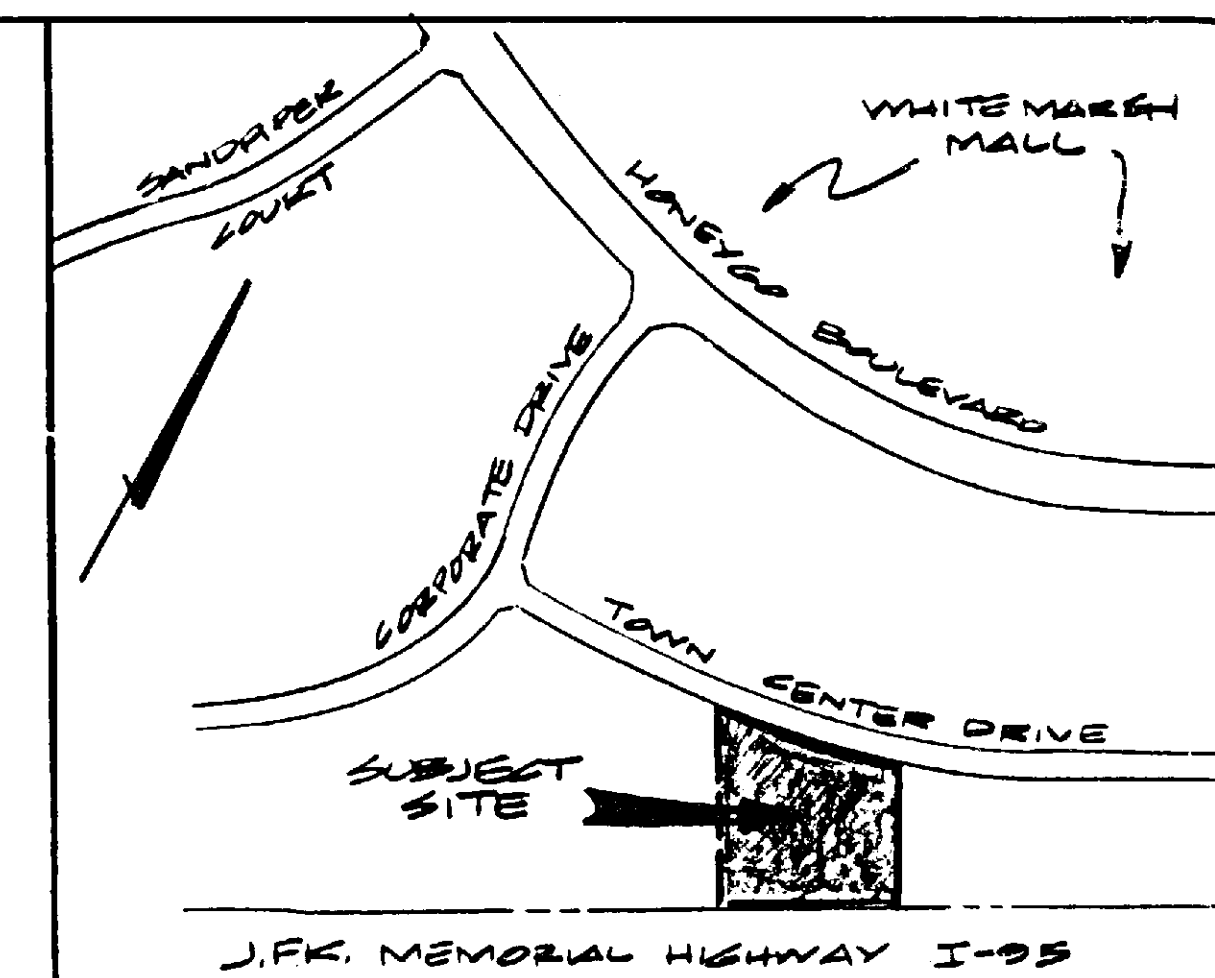
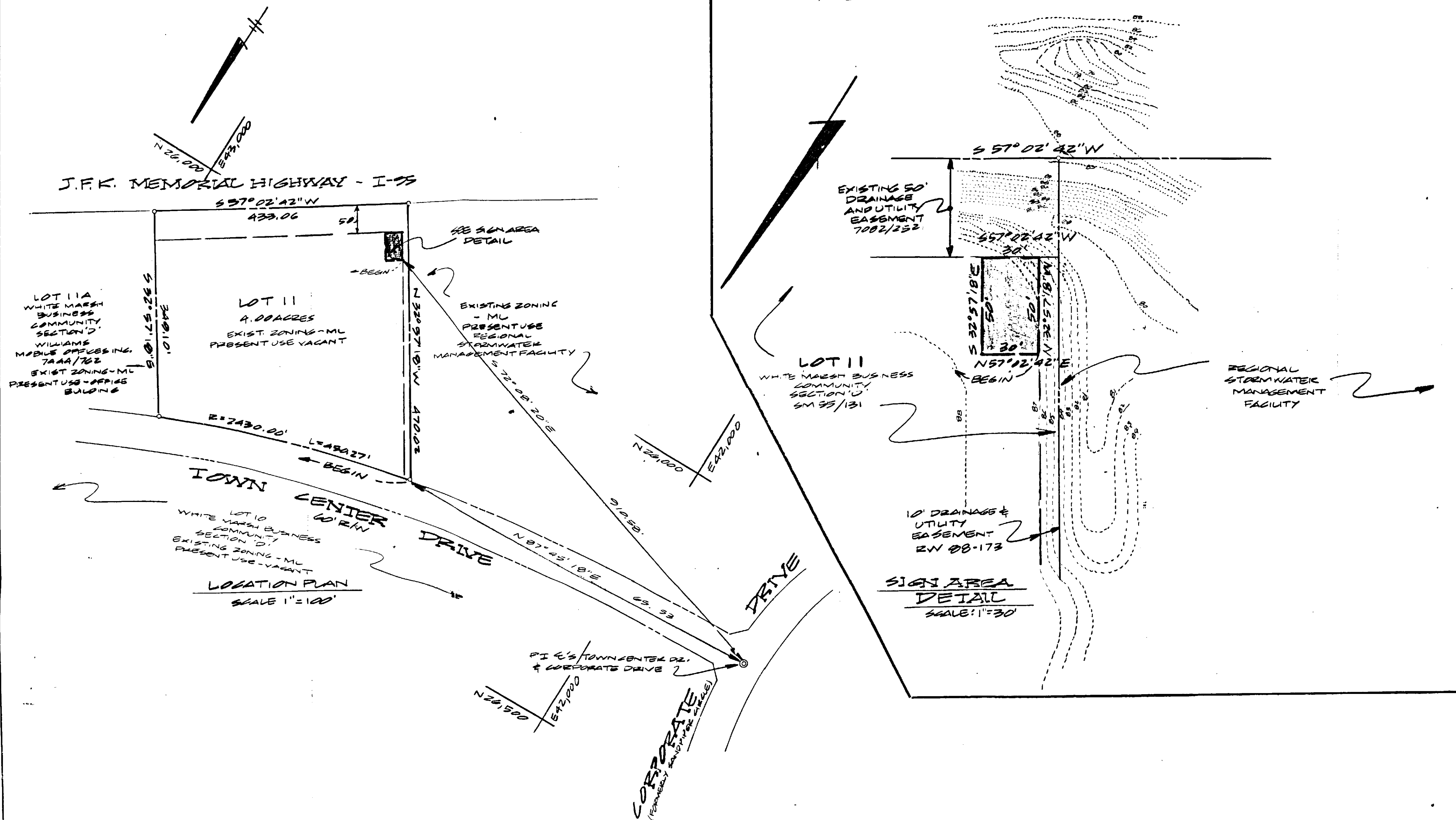
NAME

ADDRESS

Richard P. Jones	100 E. Pratt St. Baltimore
Philip E. Jones	400 E. Pratt St. Baltimore
JAMES E. MATIS	203 ALLEGHENY AVE, TOWSON MD 21204
RALPH PETERSON	Baltimore EDC
Phyllis Taylor	Baltimore EDC



JFK MEMORIAL HIGHWAY I-95



SITE DATA
GROSS AREA OF SITE - 4.91 ACRES
NET AREA OF SITE - 4.00 ACRES
EXISTING ZONING - ML
EXISTING USE - VACANT
FUTURE USE - OFFICE
DEED REFERENCE - 4062/504
WATER AND SEWER EXIST.

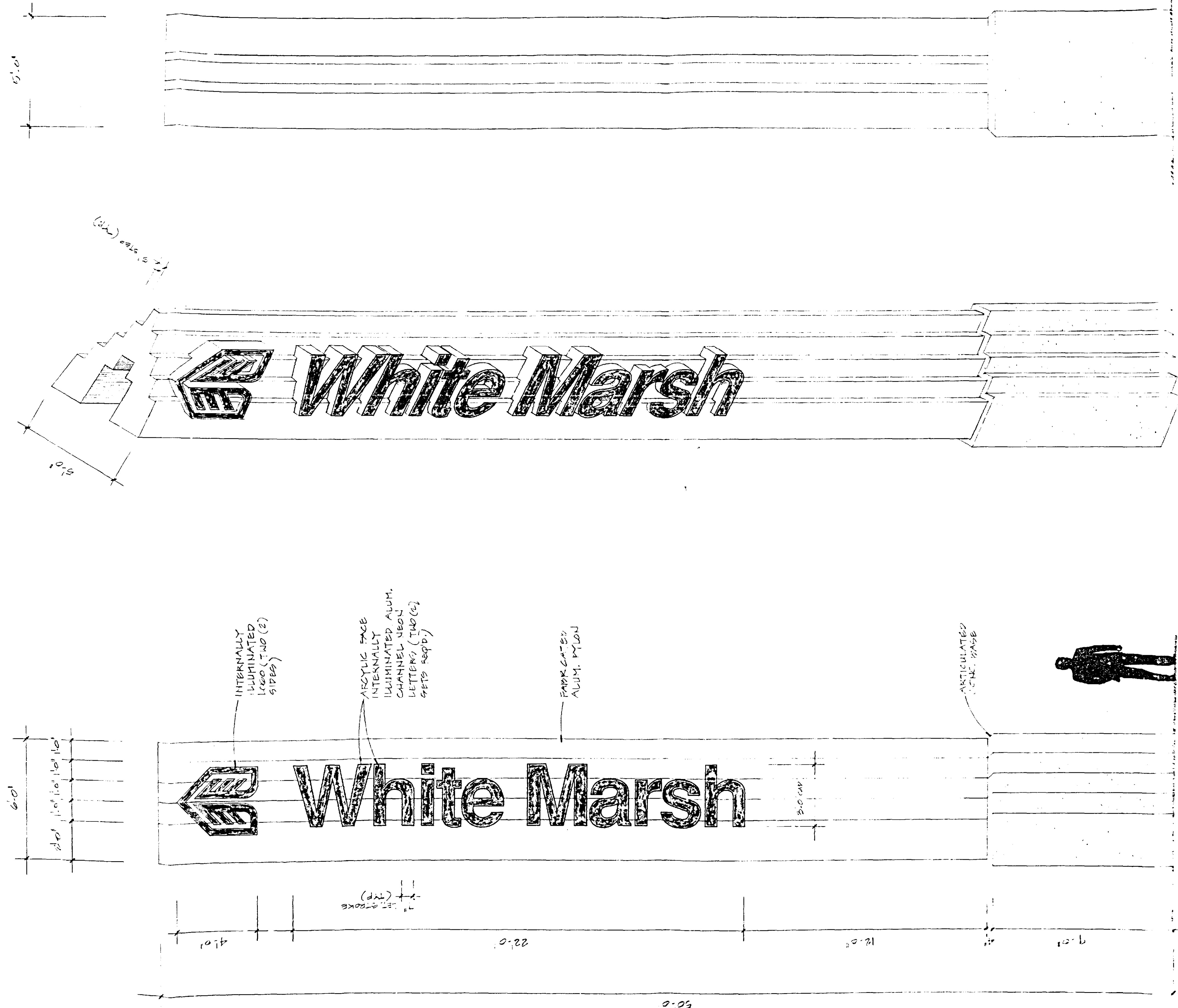
VARIANCE REQUESTS:

- VARIANCE IS REQUESTED TO SECTION 413.06 TO PERMIT ONE FREESTANDING PARK IDENTIFICATION SIGN HAVING A SURFACE AREA OF 300 SF PER FACE (600 SF TOTAL) IN LIEU OF THE PERMITTED ONE FREESTANDING PARK IDENTIFICATION SIGN HAVING A SURFACE AREA OF 150 SF PER FACE (300 SF TOTAL)
- VARIANCE IS REQUESTED TO SECTION 413.5 TO PERMIT A SIGN HEIGHT OF 30' IN LIEU OF THE MAXIMUM PERMITTED 25'

- SIGN TO BE DOUBLE FACED. 300 SF PER FACE.
- SIGN TO BE ILLUMINATED

EXHIBIT 1

<p>GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204</p>	<p>OWNER AND PETITIONER NOTTINGHAM VILLAGE INC. 100 W. PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204</p>		<p>PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCE LOT 11 WHITE MARSH BUSINESS COMMUNITY SECTION 'D' BALTO. CO. MD ELECT DIST: 14</p>
--	--	--	---



BACK VIEW

ALONOMETRIC

TYPICAL ELEVATION
1'-0"

**PETITIONER'S
EXHIBIT 3**

White Marsh

[illegible]